



TOWN RENTALS



☎ 01323 417700

 3 Bedroom  2 Reception  1 Bathroom

£1,550 PCM



10 Coastguard Square Barden Road, Eastbourne BN22 7EE

Town Rentals are delighted to offer this well presented end of terrace town-house with kitchen, dining room, L-shaped living room, balcony, 3 double bedrooms, bathroom, cloakroom, driveway, garage, rear garden, gas central heating and double glazing. This property is enviably situated close to local amenities, bus routes, Eastbourne's seafront and Eastbourne's train station town centre is less than 1 mile away.

Main Features

- 3 Bedroom End Terrace House
- Spacious Living Room & Separate Dining Room
- Cloakroom & Family Bathroom
- Gas Central Heating & Double Glazing
- Driveway, Garage, Balcony & Rear Garden
- HOLDING DEPOSIT: £357
- TENANCY DEPOSIT: £1788
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: D

Hallway

With laminate flooring, radiator, door to garage and doors to -

Cloakroom

With fitted carpet, low level WC and frosted window to front aspect.

Kitchen

8'1" x 7'3" (2.48 x 2.23)

With laminate flooring, under stair cupboard, part panelled wall, a range of wall and base units, single drainer sink unit with mixer tap, cooker, concealed extractor hood, space for fridge/freezer, space for washing machine, window to rear and door leading to garden.

Dining Room

10'10" x 7'4" (3.32 x 2.25)

With laminate flooring, radiator and window to rear aspect.

Stairs

Leading from ground floor to first floor landing with fitted carpet, window to rear aspect, storage cupboard and doors to -

Living Room

16'0" x 12'4" (4.90 x 3.78)

L-shaped living room with fitted carpet, radiator, window to front aspect and balcony.

Bedroom 2

9'4" x 7'6" (2.86 x 2.29)

With fitted carpet, radiator, built in wardrobe and window to rear aspect.

Stairs

Leading from first floor landing to second floor with fitted carpet, window to rear aspect, airing cupboard and doors to -

Bedroom 3

9'3" x 8'0" (2.83 x 2.45)

With laminate flooring, radiator and window to rear aspect.

Bedroom 1

14'0" x 9'6" (4.28 x 2.91)

With fitted carpet, radiator and window to front aspect.

Bathroom

With fitted carpet, part tiled walls, low level WC, basin, bath with mixer tap and wall mounted shower attachment, chrome heated towel rail and frosted window to front aspect.

Outside

The property benefits from a driveway for one vehicle and garage, there is a rear garden which is paved and laid to lawn with side gate access.

Other Information

Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	